

PLAN COMMISSION

February 14, 2022

REGULAR MEETING

ROLL CALL

The meeting was called to order at 7:00p.m. and the assemblage was invited to stand and recite the Pledge of Allegiance. President John Marshall asked for the roll call to be conducted. Members in attendance and absent are listed below:

Members Present:

President John Marshall, Vice President Daniel Rohaley, Michael Conquest, Laura Sauerman, Chad Jeffries, Richard Day, Scott Evorik

Members Absent: None

Staff Present:

Commission Attorney Joe Irak, Executive Secretary Anthony Schlueter, Recording Secretary Jenni Pause, Communications/Media Manager Mary Freda

APPROVAL OF MINUTES

President John Marshall asked the Commission to approve the January 10, 2022 meeting notes. Laura Sauerman motioned to approve the January 10 meeting minutes as presented. Scott Evorik seconded the motion. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, the motion unanimously passed, and the meeting notes are now official record of the body. Marshall asked the Commission to approve the January 25, 2022 meeting notes. Chad Jeffries motioned to approve the January 25 meeting minutes as presented. Sauerman seconded the motion. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, the motion unanimously passed, and the meeting notes are now official record of the body.

OLD BUSINESS

None

NEW BUSINESS

22-02 PMB Crown Point, LLC, Petitioner/SLD Land Trust and I-65 Beacon Hill Partners, LLC, Owner

Request: Primary Subdivision (2 Lots)

Purpose: Parkways of Beacon Hill – Phase 2

Location: 10855 Virginia Street

Jake Rohe, 3394 Carmel Mountain Rd, San Diego, CA, came before the Board as a representative for the petitioner and provided an overview of the petition. Rohe introduced the team for the project which included PMB, the developer, DVG, local civil engineer, Perkins & Will, Walsh Construction and University of Chicago Medicine. Rohe voiced the team's excitement about bringing this project to Crown Point. Rohe detailed the percentage of NWI residents that seek medical care outside of the region and the percentage of NWI residents that are employed by University of Chicago. Rohe detailed the project location, total acreage, surrounding properties, proposed square footage, parking and use of the building. Rohe detailed the two accesses off Virginia Street, the building parking, main building entry, drop off canopy and lot stacking. Rohe stated the loading, materials management, trash, and supply chain would be located in the rear of the building facing I-65. Rohe provided a rendering of the proposed site plan.

Russ Pozen, of DVG 1155 Troutwine Rd., came before the Board and provided details regarding the plat and the 2-lot subdivision. Pozen provided details for the proposed Lot 1 site plan including easements for public utilities, sanitary water main, NIPSCO and the light as well as right of way. Pozen stated the road will be equal with 107th and in the future 107th will be connected to the Delaware roundabout. Pozen stated Lot 2 will be the remainder of the property. Pozen stated they have documentation and notes that states the detention for this lot will be designed and constructed at the time of lot 2. Pozen stated the drainage easement that they have to the northeast serves their lot 1 area for stormwater. Pozen stated the plat shows no access easements along I-65 and along 109th. Pozen stated the true access will be Virginia St. Schlueter asked Pozen to identify lot 2 for the Board members. Pozen provided details for the outline of Lot 1 & Lot 2. Pozen stated they did a traffic analysis for the entire development, including phase 1, some of potential phase 2 and surrounding parkways of Beacon Hill & area to come up with stacking. Pozen detailed some of the improvements made already as well as future improvements that will adequately handle the entire development and beyond.

Rohe detailed the renderings and proposed materials and design. Rohe stated with the design there is really no back to this building. Pozen detailed on the rendering where the extra square footage was added from the original proposal. Pozen stated the footprint of the building did not change, they just went another extra floor. Rohe stated all the parking was planned to match the additional square footage. Rohe stated the renderings do not include the signage, but they hoped to have it when they come back before the Board in March. Rohe stated they have consolidated access to the building and there is generous vehicle circulation around the building. Rohe stated they believe they have designed a very simple but sophisticated building visually pleasing from any direction.

Executive Secretary Anthony Schlueter reported on the location, zoning, proposed use and history of approvals for the property. Schlueter reported that the primary plat shows the detention pond located in a detention and drainage easement along the east side of the property and will be owned and

maintained by the owner of lot 1. Schlueter reported Virginia St will be dedicated to the city. Schlueter reported the primary plat does meet the minimum standards for the Crown Point zoning and subdivision code. Schlueter recommended approval of the petition.

Marshall asked the petitioner to go back to the rendering for the view from I-65. Marshall asked if that area is where they will have supply chain, loading dock and trash will be. Pozen informed the Board that is where all of that will be and all of it is enclosed. Rohe showed the Board on the rendering where everything is located. Marshall asked if they will be installing a berm. Schlueter stated there will be 100' landscaping. Pozen stated it is a natural berm because the site sits higher than the off ramp. Marshall stated his main concern is that is one of 2 major intersections coming into Crown Point and doesn't want to see the garbage or anything coming off 65. Pozen reiterated that the area is all enclosed and was a very important element that has been worked on. Schlueter asked what kind of materials will be used to enclose it. Pozen stated it will be masonry similar to the building.

Conquests asked if they envision the whole building being designated to the cancer center. Rohe stated no, there will be a number of different clinics within the building. Conquest asked the petitioner to verify that their client feels there is a need for this type of project. Rohe confirmed they do. Rohe stated they have done a number of different strategic plans and demand analysis for the market and the region.

Rohaley asked if the proper pond language is included in the plat. Pozen stated it is there. Schlueter confirmed. Rohaley asked the petitioner to verify that there are no access easements along 109th. Pozen confirmed and no access along I65.

Sauerman asked if the addition of the square footage is addressing the concerns from the Council about the

Marshall entertained a motion for Petition #21-36. Sauerman motioned to approve Petition # 21-36 subject to Staff comments and legal review. Conquest asked if they make it contingent upon satisfying everything. Rohaley seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #21-36 was approved.

22-03 Diamond Peak Group, LLC, Petitioner/Owner

Request: Secondary Subdivision (13 Lots)

Purpose: Sawgrass Units 2

Location: 12603 Marshall Street

22-04 Crown Point Community School Corporation, Petitioner/Owner

Request: Site Development

Purpose: Timothy Ball Grade School Building Additions and Improvements

Location: 720 West Summit Street

MISC. AND PUBLIC COMMENT

No Public.

10720 Broadway- Decorative Metal Canopy was withdrawn.

ADJOURNMENT

At 7:39p.m. Marshall motioned to adjourn, seconded by Evorik.

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the ____ day of _____, 2022.

John Marshall, President

Anthony Schlueter, Executive Secretary